

March 28, 2001

TO: Mayor and City Council

FROM: Douglas C. Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting, March 27, 2001

The following item is scheduled for the April 3, 2001, City Council Meeting

Final Plat: Estates on Legacy Drive, Phase 2
Applicant(s): West Frisco Properties, LTD.

DESCRIPTION:

85 single-family lots and one open space lot on 30.2± acres on the west side of Legacy Drive, 1,100± feet north of Lebanon Road. Zoned Planned Development-100-Single Family-5. Neighborhood #32.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. City Engineer waiver of the requirement for alleys.
3. Staff approval of landscaping and screening plans.
4. Inclusion of a requirement within the deed restrictions for the property for the homeowner's association to maintain the fence parallel to the railroad.

MH/sg

cc: Tim Spiars 972-226-1946
Shaddock Developers 972-985-9009
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3A**Final Plat:** Estates on Legacy Drive, Phase 2**Applicant(s):** West Frisco Properties, LTD.**Description:**

85 single-family lots and one open space lot on 30.2± acres on the west side of Legacy Drive, 1,100± feet north of Lebanon Road. Zoned Planned Development-100-Single Family-5. Neighborhood #32.

Remarks:

The final plat shows 85 single-family lots and one open space lot developed to Planned Development-100-Single-Family-5 standards. Access is provided from Legacy Drive and Haverford Drive, Oakhurst Lane, and Glen Heather Drive, all of which extend south through Estates on Legacy Drive, Phase I to Lebanon Road. Although the applicant has not provided construction plans for the west two lanes of Legacy Drive adjacent to the property, the applicant will be required to escrow for the construction of the two lanes. Alleys do not serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots. Should the City Engineer determine through the review of engineering plans that the subdivision meets the criteria necessary to support the absence of alleys, the requirement for alleys will be waived. A berm, board on board fence, and evergreen trees on 25-foot centers within a 30-foot landscape easement will screen lots backing to the Burlington Northern Railroad. City Council approved this type of screening with the preliminary plat and the final plat for Estates on Legacy Drive, Phase 1. A six-foot masonry wall and shade trees on 30-foot centers within 10 feet of additional right-of-way dedicated for screening and landscaping purposes will screen lots backing to Legacy Drive.

RECOMMENDAtion:

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3. Staff approval of landscaping and screening plans.